PLAN COMMISSION
TUESDAY, JULY 21, 2026
7:00 PM
VILLAGE BOARDROOM
24401 W. LOCKPORT STREET
PLAINFIELD, IL 60544
Agenda

CALL TO ORDER

PLEDGE TO THE FLAG

ROLL CALL

APPROVAL OF MINUTES

- Approval of the Minutes of the Plan Commission held on July 7, 2026.
  07-07-26 Plan Commission Minutes.pdf

PUBLIC COMMENTS

DEVELOPMENT REPORT

OLD BUSINESS

NEW BUSINESS

1. CROSSROAD FLEX INDUSTRIAL PARK (CASE 2140-062626.CP)

1.a The applicant is seeking input from the Plan Commission on a concept plan for a proposed business center for primarily light industrial, as well as some commercial use.
Crossroad Flex Industrial Park Staff Report Packet.pdf

2. TEXT AMENDMENT FOR CORNER SIDE YARD FENCES (CASE 2141-063026.TA)

2.a Seeking a motion to open a Public Hearing to consider a zoning text amendment to amend Section 9-34(3) Administrative Adjustments, Additional Criteria of the Zoning Ordinance for corner side yard fence encroachment regulations.

2.b Seeking a motion to close the Public Hearing.

2.c Seeking a motion to recommend approval of the proposed text amendments to the Village of Plainfield Zoning Ordinance as outlined in the staff report and attachments.
Text Amendment Staff Report.pdf

DISCUSSION

ADJOURN

REMINDERS

- July 27th - Committee of the Whole Workshop – 7:00 p.m.
- August 3rd - Village Board Meeting – 7:00 p.m.
- August 4th - National Night Out - 5:00 p.m. at Settlers' Park
- August 5th - Plan Commission – 7:00 p.m. (Wednesday)

Plan Commission

Plan Commission
Record of Minutes

Date: July 7, 2026 Location: Village Hall

CALL TO ORDER
Chairman Minnis called the meeting to order at 7:00 p.m.

PLEDGE TO THE FLAG
Chairman Minnis led the pledge to the flag.

ROLL CALL

Present:	Commissioners Faheem, Heinen, Nicholson, Valerga, Wagner and Chairman Minnis Ex-Officio Kern, non-voting and Ex-Officio Stogdill, non-voting
Absent:	Commissioner Campanella
Staff Present:	Jonathan Proulx, Planning Director

APPROVAL OF MINUTES
Commissioner Faheem made a motion to approve the Minutes of the Plan Commission meeting held on June 16, 2026 as presented. Second by Commissioner Valerga. The motion carried unanimously by voice vote:

Ayes:	Faheem, Heinen, Nicholson, Valerga, Wagner and Minnis
Nays:	None
Absent:	Campanella

PUBLIC COMMENTS
No Public Comments.

DEVELOPMENT REPORT
Mr. Proulx addressed the lack of parking due to Cruise Night in downtown.

Mr. Proulx provided an update on the following: CORE5 (Rot Farm) industrial, and Noble Court subdivision.

OLD BUSINESS
No Old Business.

NEW BUSINESS

15707 S. ROUTE 59 LLC (CASE 2135-052926.AA.REZ)
Commissioner Valerga motion to open a public hearing to consider a request for annexation and rezoning from default R-1 (Low Density Single-Family Residential District) to BT (Business Transition District) for the property located generally east of Illinois Route 59 between Norman Avenue and Fort Beggs Drive (PIN 06-03-15-301-009-0000), in Will County, Illinois. Second by Commissioner Faheem. The motion carried unanimously by voice vote:

Ayes: Faheem, Heinen, Nicholson, Valerga, Wagner and Minnis
Nays: None
Absent: Campanella

Mr. Proulx presented the staff report for the proposed development application.

Chairman Minnis swore in Tiffany Thompson, attorney. Ms. Thompson provided the commission with an overview of the development.

Chairman Minnis asked for Public Comments and there was no response.

There was discussion about the business that will be operating from the site, size of the lot, access to the site, water and sewer connection, fire suppression, recapture for public improvements, and number of employees using the locations.

Commissioner Faheem made a motion to close the public hearing for the requested annexation and rezoning from default R-1 (Low Density Single-Family Residential District) to BT (Business Transition District) for the property located generally east of Illinois Route 59 between Norman Avenue and Fort Beggs Drive (PIN 06-03-15-301-009-0000), in Will County, Illinois. Second by Commissioner Wagner. The motion carried unanimously by voice vote:

Ayes: Faheem, Heinen, Nicholson, Valerga, Wagner and Minnis
Nays: None
Absent: Campanella

Commissioner Valerga made a motion to recommend approval of the proposed annexation of the property commonly known as 15707 S. Route 59 (PIN 06-03-15-301-009-0000) as a logical extension of the Village's municipal boundary.

Commissioner Wagner seconded the motion. **The motion carried 6:0 by roll call vote.**

Ayes: Faheem, Heinen, Nicholson, Valerga, Wagner and Minnis
Nays: None
Absent: Campanella

Commissioner Nicholson made a motion to adopt staff's finding of facts as the findings of fact of the Plan Commission and recommend approval of the requested map amendment (re-zoning) of the subject property from R-1 to BT.

Commissioner Faheem seconded the motion. **The motion carried 6:0 by roll call vote.**

Ayes: Faheem, Heinen, Nicholson, Valerga, Wagner and Minnis
Nays: None
Absent: Campanella

DISCUSSION

Commissioner Heinen voiced his concern about parking at Bartel's Auto Clinic. Mr. Proulx addressed his concerns.

Mr. Proulx advised the commission that the Village Board did approve the Plan Commission Annual Report last night, reminded them the first meeting in August will be on Wednesday, August 5th, and update on the UDO progress.

There was discussion regarding variations being requested for current developments with the UDO update and if agenda packets can be sent on Wednesday instead of Friday.

Chairman Minnis read the reminders.

ADJOURN

Chairman Minnis adjourned the meeting at 7:36 p.m.

Respectfully submitted by

Tracey Erickson

Tracey Erickson
Recording Secretary

Click to view the video of the meeting.

TO: **PLAN COMMISSION**
FROM: **STEPHEN BROADWELL, AICP, PLANNER II**
DATE: **JULY 16, 2026**
SUBJECT: **REPORT TO THE PLAN COMMISSION**
CONCEPT PLAN – CROSSROADS BUSINESS CENTER, LOT 1 / CATON COMMERCIAL
CASE NUMBER 2140-062626.CP

REQUEST: Concept Plan Review

LOCATION: Southeast Corner, 143rd St and Wallin Dr

APPLICANT: Caton Commercial

ZONING: B-3, Highway Business District with a Special Use Planned Development

COMP. PLAN: *Industrial*

DISCUSSION

The applicant is seeking input from the Plan Commission and Village Board on a concept plan for a proposed business center for primarily light industrial, as well as some commercial use.

Existing Conditions/Site Context:
The Subject Property, which is Lot 2 of Cross Business Center, Second Resubdivision, is approximately eight (8) acres. The Subject Property is vacant, with the exception of an existing, shared drive aisle that runs along its northern and western side, and which provides access to the developed and undeveloped lots, as well as direct access to Wallin Drive to the west and 143rd Street / Route 30 to the north. The Comprehensive Plan designates the Subject Property and the properties to the east and west as Industrial, while the properties to the north and west are designated as Local Commercial. The adjacent zoning and land uses are identified as follows:

North:	B-3, Highway Business District (SUPD); commercial / vacant lots
East:	B-3, Highway Business District (SUPD); self-storage facility
South:	B-3, Highway Business District (SUPD); assisted living facility
West:	B-3, Highway Business District (SUPD); commercial / vacant lots

ANALYSIS

The sum of the Petitioner's Concept Plan proposal is to develop the Subject Property for six (6) buildings to be utilized as a flexible, light industrial condominium business park that provides space for local businesses, light industrial users, contractors, service providers, and technology companies seeking ownership within a professionally planned business environment. The total building footprint is approximately ninety-eight thousand, two hundred (98,200) square feet.

The Concept Plan process allows the Plan Commission and the Village Board to provide input on a proposed development, to not only identify an initial opinion for the proposal, but to also provide the Petitioner with an opportunity to address or incorporate concerns or recommendations that may arise during the Concept Plan's preliminary entitlement review and approval process.

Below, Staff offers an overview and analysis of the proposed Concept Plan.

Land Use / Zoning:
The Subject Property has, in recent years, seen a number of Concept Plan proposals with uses ranging from multi-family residential, commercial retail center, and a trucking center with accompanying industrial condominiums. Since 2021, however, the use and form of the adjacent properties have become apparent with commercial properties developing on Wallin Dr, a light industrial self-storage facility to the east on 143rd St, and a senior living facility to the south on Presidential Ave.

In addition to the existing physical conditions, the land use and zoning conditions place the Subject Property in a unique situation for future development. While the Subject Property is zoned B-3, the zoning district that is "intended to accommodate a broad range of retail, service, and commercial uses, and allows for the highest intensity of such uses." With this in mind, the Comprehensive Plan designates the property as Industrial, which is consistent with the existing and future Industrial land use designations to the west and east along 143rd St. The Comprehensive Plan also makes the following land use recommendation: "With proper buffering, setbacks, and open space requirements, industrial uses should be encouraged in these areas to limit the potential externalities."

Site Plan / Building Elevations / Landscaping:
The provided Concept Plan includes a site plan and building elevations. The site plan includes six (6) buildings that consist of individual tenant spaces between approximately two thousand, two hundred (2,200) square feet and one thousand, seven hundred (1,700) square feet. The building exteriors include tasteful glass storefront entries, with loading doors on the rear. The building heights range between twenty-four (24) feet and twenty-eight (28) feet. The layout of the Concept Plan indicates the loading docks to be located between the buildings, or facing towards the self-storage facility to the east, which is intended to shield the related activities from the senior living facility to the south, as well as the commercial properties to the west.

The site plan also includes a twenty (20) foot wide landscape setback along its southern property line. A mixture of fencing, landscaping, and berms is to be installed here to ensure maximum buffering and screening from the adjacent senior living facility.

Vehicular Access / Parking / Circulation:
Vehicular access to the property is from Wallin Dr to the west and 143rd St to the north via a dedicated Cross Access Easement, which also provides the primary vehicular access to the commercial out lots along Wallin Dr, as well as the single commercial out lot and the self-storage facility to the north on 143rd St.

The site plan includes a total of one hundred, sixty-seven (167) striped parking spaces, forty-three (43) of which are shown along the dedicated Cross Access Easement, while the remaining one hundred, twenty-four (124) are located between the buildings or along the eastern drive aisle. Based on the scope of the Concept Plan, the minimum parking requirement for the light industrial development, is one (1) space per one thousand (1,000) square feet of gross floor area. The anticipated minimum parking requirement is therefore ninety-eight (98) parking spaces for an entirely light industrial development.

CONCLUSION/RECOMMENDATION

In conclusion, the Petitioner and Staff are seeking input from the Plan Commission on the sum of the Concept Plan proposal. Staff has identified the following key items for input:

1) The site plan's layout should adequately reflect the applicable setbacks, which will allow for the development's layout to not only more reflect the proposed light industrial use, but also allow the striped parking spaces along the dedicated Cross Access Easement to be placed elsewhere on the property and also avoiding many vehicular / traffic points of conflict within Crossroads Business Center subdivision.
2) The Petitioner should work with the Village of Plainfield's Planning Staff to establish light industrial uses that are consistent with the proposed nature of the business park, as well as the Village's standards for both its commercial zoning districts and Industrial land use designation per the Comprehensive Plan, and do not generate a heavy industrial output that may negatively impact the adjacent residential and commercial properties.
3) Include applicable methods of screening and landscaping per the Zoning Ordinance's standards to buffer the Subject Property from the adjacent senior residential facility and commercial properties.
4) Options should be considered to optimize the Subject Property's signage in the form of ground signage along its frontage on Wallin Dr and 143rd St, internal wayfinding signage, and adequate wall signage.

Property Parcel Map - 14409 S Wallin Dr



7/14/2026, 8:17:03 AM

- Village Address Points
- Plainfield Municipal Boundary
- Plainfield Municipal Boundary
- Citations

1:4,593

0 160 320 640 ft

0 45 90 180 m

Plainfield GIS, Kendall County, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN,

Village of Plainfield, Planning Dept
2024-07-14



CROSSROADS BUSINESS CENTER

PLAINFIELD LOT 2 ILLINOIS

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630 724 9200 phone
www.v3co.com

CONCEPTUAL SITE PLAN

DATE: 06.18.26

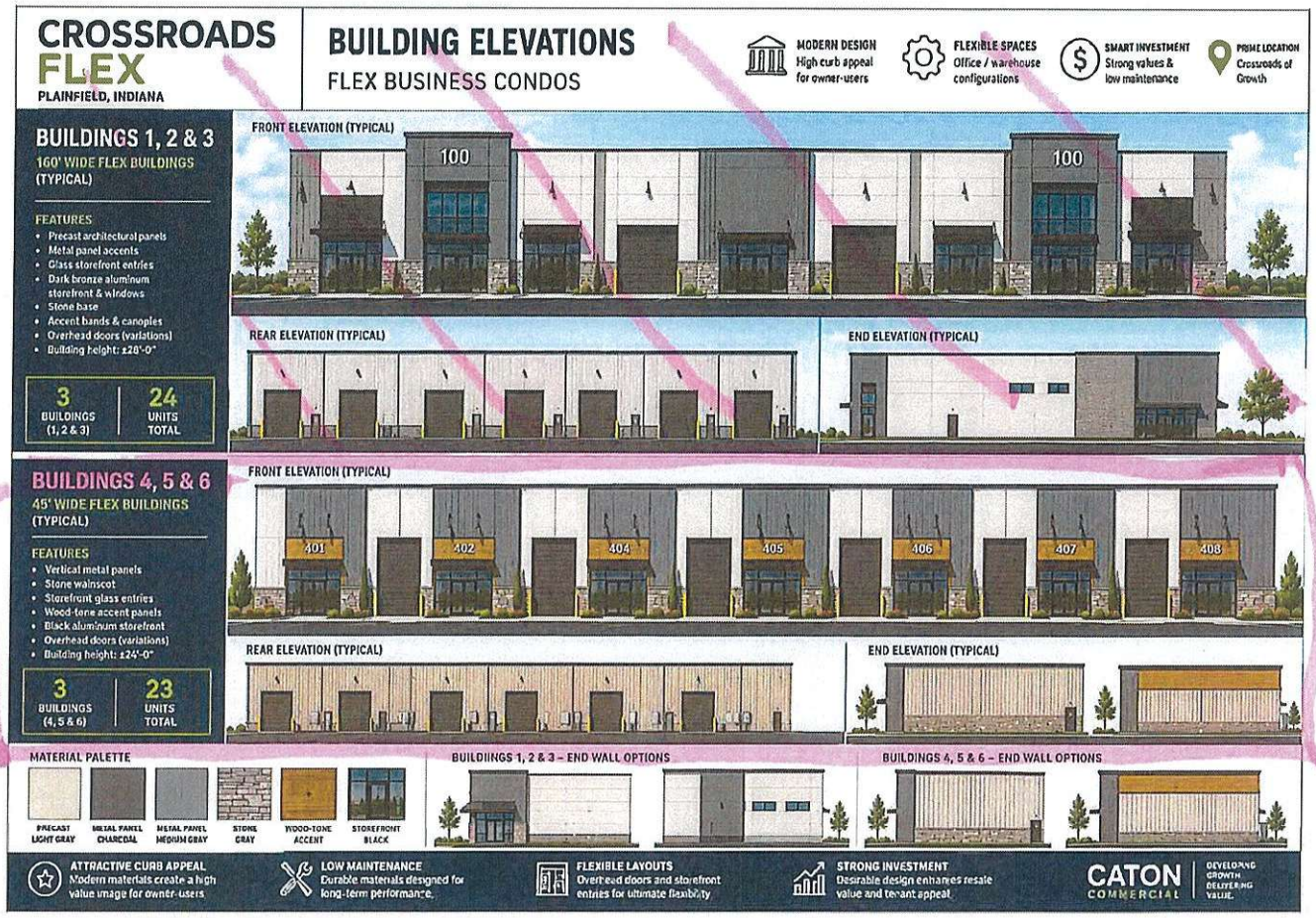
SCALE: 1" = 80'

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Building 1, 2, & 3



Building 4, 5, & 6



John F. Argoudelis
PRESIDENT

Michelle Gibas
VILLAGE CLERK

TRUSTEES
Margie Bonuchi
Richard Kiefer
Siv Panicker
Tom Ruane
Vanessa Sula
Brian Wojowski

TO: **PLAN COMMISSION**
FROM: **JAKE MELROSE, AICP, DEVELOPMENT DIRECTOR**
DATE: **JULY 21, 2026**
SUBJECT: **REPORT TO THE PLAN COMMISSION**
TEXT AMENDMENTS TO THE ZONING CODE
CASE NUMBER 2141-063026.TA

REQUEST: Zoning Ordinance Text Amendments (**Public Hearing**)

APPLICANT: Village of Plainfield

DISCUSSION

Since the Zoning Ordinance was adopted in the mid-2000's, the Village required no fences to be allowed in a corner side yard (CSY), which meant typically the fence line could not pass the side of the house. This regulation was typically the most requested residential variance, and in 2021 the Village amended the code to allow for an administrative adjustment to allow for 4-foot open style fences in the corner side yard up to a 50% encroachment into that yard (Typically 15 feet or so).

While this adjustment gives residents more space in their backyards, it does not provide any privacy either. Often a resident struggles with balancing their privacy versus the space of their backyard. This regulation, even with the administrative adjustments, continues to be the most requested variance for residential properties; however, due to the fact there are typically no unique property characteristics to allow a variance staff advises residents that we cannot recommend approval.

Over the last year, staff has found multiple residential subdivisions, including the Village's largest subdivision Grande Park, to require a specific type of fencing for corner side yards. This fence is called a shadow box style fence that has a 1-foot decorative topper and is approximately 5 foot in height. This means that roughly 10% of the single family homes in Plainfield require this type of fence in a CSY. The fence itself allows some light through with the decorative topper but is also specified as a semi-private fence.

The Unified Development Ordinance proposal will be addressing this issue; however, due to the overwhelming number of CSY fence and variance requests currently, staff are proposing the amendment below.

PROPOSED AMENDMENT

Corner Side Yard Fences – Administrative Adjustments

Staff is proposing a zoning text amendment to Section 9-34. (3) Administrative Adjustments, Additional Criteria for fence encroachments. The attached Exhibit B illustrates the highlighted amended portions of the code.

The proposed amendment will allow for a 5 foot fence in the corner side yard setback with the option to be an open style fence (i.e. picket or wrought iron) or to be a shadow box style fence with a decorative one foot top (Exhibit A, Figure 3). The fence will still follow the originally approved encroachment of a 50% of the shortest distance between the nearest point of the home and the corner side yard lot line, as well as a minimum of 10 feet from the property line.

Staff have also added measures to ensure visual sight lines are being maintained. If a subject property looking to put in a CSY fence backs up to a residence to the rear that has a driveway near the rear property line, the fence must be setback a minimum of 10 feet from that driveway. This will provide some additional clearance for residents to the rear as they back out of their driveway.

In relation to this, staff have found that most driveways are offset from the property at least 10 feet. We found some instances in the older neighborhoods that predate modernized planning and code but most already have the driveway 10 feet or more. The downtown area or R-1 Overlay has its own regulations related to fencing as it allows 4 foot picket style fences in front yards as well, so they are an exception to this part of the code.

Further, in Exhibit A, Figure 2 there is an example of a heavily landscaped CSY. This landscaped yard has far more of an impact on visual sight lines and is not regulated. Staff is not suggesting it be regulated only that the proposed fence adjustments have less of an impact on visual sight lines than landscaping can.

CONCLUSION/RECOMMENDATION

In summary, staff have not received any negative comments related to any adjustments granted thus far. Given the amount of requests and multiple subdivisions requiring a specific fence, staff felt it appropriate to propose an amendment.

Should the Plan Commission support the proposed text amendment, as may be modified following discussion at the July 21st public hearing, the following motion is offered for your consideration:

I move we recommend approval of the proposed text amendments to the Village of Plainfield Zoning Ordinance as outlined in the staff report and attachments.

EXHIBIT A – Fence Graphics

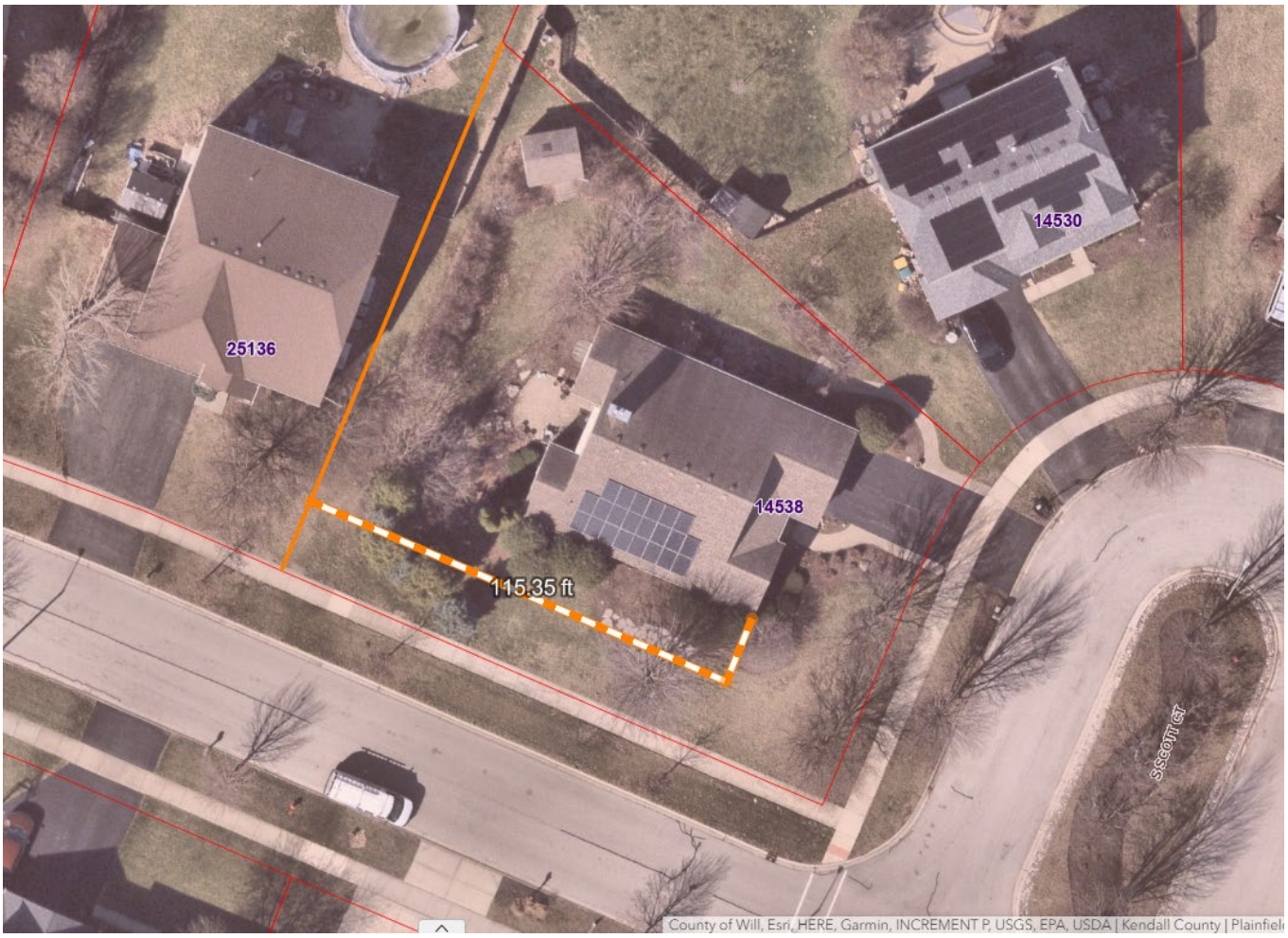


Figure 1: 50% Encroachment (15 feet) with neighboring driveway more than 10 feet away. Vision triangle 20 feet is intact and does not impede on vehicular sight lines.

EXHIBIT A – Fence Graphics



Figure 2: Landscaped CSY with neighboring driveway to rear - sight lines are more impacted than proposed fence adjustments

EXHIBIT A – Fence Graphics



Figure 3: Shadow box style fence required by Grande Park and other subdivisions in corner side yards. This is approx. 5 feet in height with a 1 foot decorative topper.

EXHIBIT B: ZONING TEXT AMENDMENT PROPOSAL

Sec. 9-34. (3) – Administrative Adjustments., Additional Criteria for fence encroachments into the corner yard side setback is hereby amended to the following:

a. The fence height of the proposed fence encroachment into the corner side yard setback shall not exceed five (5) feet, except in the R-1 Overlay District which shall not exceed 4 feet.

b. The semi-private fence style shall be as follows:

   1. An open-style fence (e.g., picket fence or decorative wrought iron or aluminum style).

   2. A shadow box style fence with a decorative one foot top (lattice or equivalent), except for the R-1 Overlay which shall remain open style fencing only.

c. The encroachment shall not exceed fifty (50) percent of the shortest distance between the nearest point of the home and the corner side lot line.

d. In no case shall a fence be permitted within ten (10) feet of the corner side property line to assure safety, visibility and sight distance for pedestrians and motorists.

e. Where a corner side yard fence abuts a neighboring driveway to the rear, a minimum of 15 feet of visible sightlines shall be maintained along the right-of-way frontage for the neighboring driveway, and the fence shall be a minimum of 10 feet away from the neighboring driveway at the rear lot line.

f. The visibility triangle of 20 feet shall apply at a street intersection.

g. The zoning administrator shall not approve an administrative adjustment for a corner side yard fence permit unless the zoning administrator makes the findings of fact standard for a variance as set forth in section 9-33(6) Standards for a Variance.